



MINUTES

**PLANNING & DEVELOPMENT COMMITTEE
THE CORPORATION OF THE CITY OF MISSISSAUGA**

MONDAY, SEPTEMBER 15, 2008

**AFTERNOON SESSION – Cancelled
EVENING SESSION – 7:00 P.M.**

COUNCIL CHAMBER, 2ND FLOOR - CIVIC CENTRE
300 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO L5B 3C1

<http://www.mississauga.ca>

MEMBERS PRESENT: Councillor Carmen Corbasson (Ward 1)
Councillor Pat Mullin (Ward 2)
Councillor Frank Dale (Ward 4)
Councillor Eve Adams (Ward 5)
Councillor Carolyn Parrish (Ward 6)
Councillor Nando Iannicca (Ward 7)
Councillor Katie Mahoney (Ward 8)
Councillor Pat Saito (Ward 9) (Chair)
Councillor Sue McFadden (Ward 10)
Councillor George Carlson (Ward 11)
Mayor Hazel McCallion

MEMBERS ABSENT: Councillor Maja Prentice (Ward 3)

Contact: Debbie Sheffield, Legislative Coordinator, Office of the City Clerk
905-615-3200 ext. 3795 / Fax 905-615-4181
E-Mail: debbie.sheffield@mississauga.ca

STAFF PRESENT: Mr. E. Sajecki, Commissioner of Planning & Building
Ms. M. Ball, Director, Development & Design
Ms. D. Rusnov, Manager, Development Team West
Mr. C. Rouse, Acting Manager, Development Team Central
Mr. J. Famme, Planner, Development & Design
Mr. J. Hardcastle, Planner, Development & Design
Mr. H. Lynch, Planner, Development & Design
Mr. S. Barrett, Manager, Transportation & Asset Management
Mr. M. Minkowski, Legal Counsel, Litigation
Mr. G. Smith, Planner, Community Services
Ms. D. Sheffield, Legislative Coordinator, Office of the City Clerk
Ms. S. Smith, Legislative Coordinator, Office of the City Clerk

INDEX - PLANNING & DEVELOPMENT COMMITTEE – SEPTEMBER 15, 2008

CALL TO ORDER

DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST

MATTERS CONSIDERED

AFTERNOON SESSION – Cancelled

EVENING SESSION – 7:00 P.M.

1. **PUBLIC MEETING** – Official Plan Amendment and Rezoning Applications, 500 and 520 Eglinton Avenue West, Southeast corner of Eglinton Avenue West and Confederation Parkway, Owner: Joseph Madill, Applicant: Lethbridge and Lawson Inc., Bill 51, OZ 07/014, Ward 4.

2. **PUBLIC MEETING** – Official Plan Amendment and Rezoning Applications, 1829 and 1865 Lakeshore Road West, North side of Lakeshore Road West, west of Clarkson Road, Owner: RioCan (Clarkson) Inc. and McDonald's Restaurants of Canada Inc., Applicant: Glen Schnarr and Associates Inc., Bill 51, OZ 07/013, Ward 2.

3. **PUBLIC MEETING** – Rezoning Application, 2365, 2379, 2385 Camilla Road, East side of Camilla Road at Paisley Boulevard East, Owner: C. Vitali, A. DiBlasio and L. Xhaterrri, Applicant: Glen Schnarr and Associates Inc., Bill 51, OZ 07/015, Ward 7.

ADJOURNMENT

PLANNING & DEVELOPMENT COMMITTEE – SEPTEMBER 15, 2008**CALL TO ORDER****DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST****MATTERS CONSIDERED****AFTERNOON SESSION – Cancelled****EVENING SESSION – 7:00 P.M.**

1. PUBLIC MEETING – Official Plan Amendment and Rezoning Applications, 500 and 520 Eglinton Avenue West, Southeast corner of Eglinton Avenue West and Confederation Parkway, Owner: Joseph Madill, Applicant: Lethbridge and Lawson Inc., Bill 51, OZ 07/014, Ward 4.

Report dated August 26, 2008 from the Commissioner of Planning and Building with respect to the applications to amend the Official Plan from "Convenience Commercial" to "Convenience Commercial - Special Site" and to change the Zoning from "C1-18" (Convenience Commercial) to "C1 - Exception" (Convenience Commercial) and "B - Exception" (Buffer) in By-law 0225-2007, to permit convenience commercial uses and commercial school with a maximum gross floor area of 2 770 m² (29,817 sq. ft.) and an entryway feature, respectively, under file OZ 07/014 W4, Joseph Madill, 500 and 520 Eglinton Avenue West.

RECOMMENDATION:

That the Report dated August 26, 2008, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Convenience Commercial" to "Convenience Commercial - Special Site" and to change the Zoning from "C1-18" (Convenience Commercial) to "C1 - Exception" (Convenience Commercial) and "B - Exception" (Buffer) in By-law 0225-2007, to permit convenience commercial uses and commercial school with a maximum gross floor area of 2 770 m² (29,817 sq. ft.) and an entryway feature, respectively, under file OZ 07/014 W4, Joseph Madill, 500 and 520 Eglinton Avenue West, be received for information.

Councillor Pat Saito called this public meeting to order at approximately 7:00 p.m. and read the above recommendation from the Corporate Report.

There was a person in the audience who expressed interest in the subject matter.

Jim Lethbridge of Lethbridge and Lawson Inc. addressed Committee on behalf of the owner of the subject property and introduced Bill Hicks of Hicks Partnership. He described the lands located at the southeast corner of Eglinton Avenue West and Confederation Parkway and advised that the current designation is "Convenience Commercial." As noted by Mr. Lethbridge, a previous proposal submitted by the applicant for the subject lands to develop two convenience restaurants with drive-throughs, a car wash and a gas bar was abandoned for the proposal being presented today. Mr. Lethbridge explained that the subject lands are located at a major intersection en route to City Centre and the proposed development is compatible with low rise residential.

Bill Hicks of Hicks Partnership addressed Committee and provided an overview of the location of the L-shaped building proposed for the site. The building was described as having a series of raised and lower roofs and glass canopies to add a sense of interest and character. Mr. Hicks explained that the parking requirement has been met and parking is screened from the existing residential. He mentioned the enclosed garbage area and described connections and a pedestrian thoroughfare. The proposed entry feature into the site was displayed and described as having similarities to the piers that exist on the new Confederation Parkway bridge. Mr. Hicks stated the proposed development is appropriate for the location of the subject lands.

In response to Councillor Dale's inquiry, Mr. Hicks described the setback of the building and explained that the building will act as a buffer to the residential properties. Mr. Hicks also noted that the loading space is buffered and he described the acoustic fence intended to surround the property line adjacent to the residential properties located to the south.

Councillor Frank Dale felt the current application was much more appropriate in comparison to the development originally proposed. He advised that the applicant had been challenged to design an entry feature which resulted in an excellent component of the development that will highlight the gateway into City Centre.

Stanley Faria, resident, advised that his property is adjacent to the proposed development and garbage bin area being considered. He stated his objection to the location of the garbage bin which will dramatically impact his home and interfere with the enjoyment of his balcony. He indicated that garbage bins are rarely maintained and inquired about the height of the fence being proposed.

Jim Lethbridge described the location of the garbage bin which will be positioned in an indoor storage room, inside the building, with a screened wall which runs to the end of

the loading space. He stated that the area will be landscaped and described the acoustic fence as being 2 metres in height. Mr. Lethbridge felt the impact on Mr. Faria's property will dramatically be reduced with the complete enclosure of the room, buffer screening and landscaping being proposed.

Councillor Frank Dale advised that he had spoken with Mr. Faria with respect to the garbage bin and that staff worked with the applicant to develop the enclosure. Councillor Dale felt that options with respect to the garbage bin had been exhausted, but agreed to have staff review the matter once again.

A verbal motion by Councillor Frank Dale to approve the recommendation as outlined in the Corporate Report dated August 26, 2008 from the Commissioner of Planning and Building with respect to the Official Plan Amendment and Rezoning Applications for 500 and 520 Eglinton Avenue West, and notwithstanding planning protocol, that the supplementary report be brought directly to a future Council meeting, was voted on and carried.

The public meeting closed at approximately 7:15 p.m.

AMENDED/RECEIVED

Recommendation PDC-0067-2008 (Councillor Frank Dale)

OZ 07/014 W4

2. PUBLIC MEETING – Official Plan Amendment and Rezoning Applications, 1829 and 1865 Lakeshore Road West, North side of Lakeshore Road West, west of Clarkson Road, Owner: RioCan (Clarkson) Inc. and McDonald's Restaurants of Canada Inc., Applicant: Glen Schnarr and Associates Inc., Bill 51, OZ 07/013, Ward 2.

Report dated August 26, 2008 from the Commissioner of Planning and Building with respect to the applications to amend the Official Plan from "Mainstreet Commercial" to "Mainstreet Commercial - Special Site" and to change the Zoning from "C4" (Mainstreet Commercial) to "C4 - Exception" (Mainstreet Commercial), of By-law 0225-2007 to permit a 7 storey, 156 unit retirement dwelling and a convenience restaurant under file OZ 07/013 W2, RioCan (Clarkson) Inc. and McDonald's Restaurants of Canada Inc., 1829 and 1865 Lakeshore Road West.

RECOMMENDATION:

That the Report dated August 26, 2008, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Mainstreet Commercial" to "Mainstreet Commercial - Special Site" and to change the Zoning from "C4" (Mainstreet Commercial) to "C4 - Exception" (Mainstreet Commercial), of By-law 0225-2007 to permit a 7 storey, 156 unit retirement dwelling and a convenience restaurant under file OZ 07/013 W2, RioCan (Clarkson) Inc. and McDonald's Restaurants of Canada Inc., 1829 and 1865 Lakeshore Road West, be received for information.

Councillor Pat Saito called this public meeting to order at approximately 7:15 p.m. and the read the above recommendation from the Corporate Report.

There were people in the audience who expressed interest in the subject matter.

Glen Broll of Glen Schnarr and Associates Inc. addressed Committee representing RioCan (Clarkson) Inc. and advised that there were two additional applicants involved in the project, namely Spectrum Seniors Housing and Rockport Group. He explained that layout and operational issues related to the site lead to the redevelopment of the property and that complete removal of all existing structures is planned, with the exception of McDonald's. Throughout the process, Mr. Broll advised, comments have been received by various groups requesting the inclusion of McDonald's as part of the redevelopment scheme, and negotiations with McDonald's are ongoing but have not yet been finalized.

Mr. Broll explained that the Official Plan Amendment and Rezoning applications were filed for all lands, including McDonald's. He described the current designation for the subject property as "Mainstreet Commercial" within the Clarkson-Lorne Park Planning District and advised that the proposal is not in conformity due to the height of the seven storey retirement residence. The surrounding land uses were described as detached dwellings to the north on Feeley Court, a motel to the east and retail commercial and a place of religious assembly to the south. Mr. Broll commented on the CNR rail spur line to the west and an approved development for an eight storey retirement dwelling expected to be under construction in the near future.

Glen Broll displayed a concept plan and noted the access points on the west and east side, and the signalized access in the centre of the property. The west access point will be maintained for the retirement component and is supported by a traffic study which recommends three-way movement at this point with no eastbound access. Mr. Broll stated there will be a drop-off location at the main entrance of the seniors' building, and entrances are also proposed from Lakeshore Road and the east side of the building to provide easy access to retail opportunities and the signalized intersection.

The parking component of the development is proposed at 0.4 parking spaces per unit as explained by Mr. Broll, which falls slightly below the required 0.5 parking spaces per unit, but is supported by a parking study. He advised of the minimum 40 metre setback to be provided from the back of the property line to the detached residential to the north. The loading area was described as being tucked into the east façade of the building with a wing wall to protect trucks and reduce noise. Mr. Broll described store fronts with canopies and pedestrian elements on the east side of the building. The Home Sense, to be located at the back of the property, is an important feature within Clarkson and Mr. Broll advised that this anchor tenant has agreed to stay with a proposed 27,000 square foot building. Mr. Broll commented on building heights, separation distances and development setbacks with respect to the rail spur line located to the west of the subject property. The McDonald's, he advised, will maintain its' current configuration and access.

Referring to the Clarkson Village Study which promotes buildings on the street edge with a minimum setback of 0 metres and a maximum setback of 3 metres, Mr. Broll described the buildings proposed to front onto Lakeshore Road. He pointed out the linear open space creating part of the 7,000 square feet of plaza and buildings proposed to create an urban edge. He explained that a front entrance will exist on the south elevation only and parking will be accessed via the urban plaza.

Mr. Broll described the process consisting of community meetings held by Councillor Mullin, the Urban Design Panel and Focus Group meetings. He concluded his presentation by displaying renderings of Lakeshore Road and the anticipated streetscape. Mr. Broll felt confident in the ability to create an urban edge while maintaining the existing tenants within the Village. He expressed interest in receiving comments from the Committee and community, and indicated his client's intention to address matters brought forward in order to reach a solution. He noted the Ontario Municipal Board prehearing conference scheduled for later in the week.

In response to Councillor Pat Mullin's request, Glen Broll advised that a time frame for the negotiations with McDonald's is undetermined.

John Hardcastle, Planner confirmed that correspondence received by Trans-Northern Pipelines Inc. are comments provided as part of the review of the application process and pertain to the encroaching of proposed structures on the pipeline right-of-way. Mr. Hardcastle advised the issue has yet to be resolved but the applicant will be required to work towards a resolution. Glen Broll stated he was not aware of the comments from Trans-Northern Pipelines and will review the matter.

Boyd Upper, resident and participant in the Clarkson Village Study, addressed

Committee and described the objective of the Study to promote a long term strategy and ensure a vibrant and revitalized Clarkson Village. He expressed his opposition to the current streetscape of the Village and felt the area was developed in response to the car and as independent proposals came forward. Mr. Upper indicated an opportunity exists as new proposals are presented to have them fit into an integrated idea of what the area should be. The amount of intensification taking place in the area was emphasized, and he mentioned the Stonebrook, Satellite Restaurant and Moldenhauer developments. Mr. Upper stressed the importance of a pedestrian friendly environment with the proposed amount of seniors becoming residents of the area. He discussed his involvement with the Visioning Mississauga Advisory Committee which promotes a strong identity for each neighbourhood, walkability, gathering places, a sense of community, unique environments and beautiful landscapes. Mr. Upper felt that RioCan was capable of achieving more of the "Vision" than was currently being proposed. He discussed the difficulty in accomplishing a pedestrian friendly environment with a four lane speedway such as Lakeshore Road. In conclusion, Mr. Upper stressed the need for increased amenity spaces and felt the proposed development was dominated by parking.

Catherine Zacel, resident of 15 years, addressed Committee and advised that she has observed changes in the subject property for some time. Ms. Zacel indicated her desire to see RioCan acquire McDonald's and consolidate the entire site. She inquired if shadow studies had been conducted as increased shadows do not promote a pedestrian friendly environment. She used Oakville as an example where buildings with lesser height have been developed to allow for increased sun and enjoyment of the streetscape. Ms. Zacel voiced her concern about the danger of walking eastbound on the north side of Lakeshore Road with traffic approaching westbound at high speed, and stressed the need to reduce speed limits. She commented on increased echo and noise levels created by tall buildings. Ms. Zacel mentioned the existing public square in front of Tim Horton's and noted the lack of seating, perhaps as a result of its proximity to Lakeshore Road. She did not feel the renderings portrayed an accurate picture as trees take many years to grow, and she encouraged the planting of evergreens that provide oxygen year round and greenery during the winter months. In conclusion, Ms. Zacel noted her inability to participate in the Focus Group, but stated her support for a revitalization plan that will bring the human element into consideration and make it an enjoyable place.

Bruno Rinaldo, resident, advised Committee that his property backs onto the proposed development site and his view from the backyard will become a seven storey building. He indicated his opposition to the setback proposed from the Home Sense to the residential property line, and felt there was insufficient buffering being provided. Mr. Rinaldo indicated concern about traffic due to increased density and noted his desire for a pedestrian friendly area.

Shaikh Ahmad, resident, addressed Committee and inquired about the negotiations

between RioCan and McDonald's and how they will affect the proposed plan being presented. He indicated the entrance to McDonald's is adjacent to his property and his concern for increased traffic. Mr. Ahmad felt the beauty of the area would be lost and his property greatly impacted by the proposed development.

Glen Broll discussed the alternative proposal presented to the Focus Group on September 8, 2008 based on the concept that RioCan would purchase the McDonald's land and rebuild it with a more urban format, and the Home Sense would be shifted to the east side of the subject property. Mr. Broll mentioned the minimum height of 35 feet and stated that the additional height would be utilized to enclose mechanical elements.

Councillor Pat Saito noted that the alternative proposal being described by Mr. Broll was not the application being considered by the Committee. Mr. Broll concurred and indicated his lack of authority to present the alternative plan, but felt compelled as a result of the presentation made to the Focus Group.

Cheryl Bradber, resident, addressed Committee and advised that she is a teacher of environmental science and design. Ms. Bradber described a crisis of global proportion which necessitates the need for change. She noted her frustration surrounding discussions about the subject site and mentioned design proposals she had produced for consideration. Ms. Bradber was of the opinion that RioCan had a set agenda which they were only willing to tweak. She noted her concern about having a Home Sense in the heart of Clarkson Village and the impact of that decision over the next 50 years. The amount of asphalt proposed for the site was noted as a concern with respect to environment and design. She felt the proposal lacked density and stated that a large portion of the site will be undeveloped as a result of the box store scheme. Ms. Bradber thought the proposal was unimaginative, simplistic and represented an unacceptable design. As stated by Ms. Bradber, the subject property provides RioCan with an incredible opportunity. She stressed the need to look to the future with respect to making a decision on the design of the development and noted a responsibility exists to our children's future. Ms. Bradber suggested that the Clarkson Village Study group meet with RioCan and environmentally driven City planners.

Councillor Pat Saito stated that Ward 2 Councillor Pat Mullin has worked diligently to maintain the integrity of the community and to ensure redevelopments are in keeping with the Clarkson Village Vision.

Stephen Peake, resident, advised Committee that his property backs onto the proposed Home Sense building. He indicated that this was his first time participating in a forum with respect to this development site. Mr. Peake stated there were some aspects of the development that he appreciated, however, the proposed Home Sense building was of a

major concern being located 4 metres from his property line and 10 metres high. Currently, he advised, there is a single storey building which allows light and he has considered installing solar panels on his roof which will not be feasible if the proposed development is approved. Mr. Peake noted that the enjoyment of his property will be impacted and that his heating and lighting costs will increase. He felt that approving a seven storey building on the site would set a precedent allowing for that height to be built at other locations on the subject property in future. Mr. Peake felt the development application should not be approved until the McDonald's situation has been resolved and he noted his support for the second proposal presented with the relocation of the Home Sense.

John Hardcastle clarified that the current designation is "Mainstreet Commercial" which permits a wide range of uses. He indicated the proposal is consistent with the Official Plan designation with the exception of a convenient restaurant with a drive-through component and the height of the seven storey retirement dwelling which are non-conforming.

Pat Hewitt, BIA and member of the Focus Group, addressed Committee. She felt that RioCan had been sincere in their efforts to compromise with the community. Ms. Hewitt stated that the developer has listened to the comments of the residents and implemented changes to their proposal as a result. She felt the existing tenants on the subject property were integral and for safety reasons, it would be best for McDonald's to remain in its current location.

Frank Giannone, resident of Port Credit, addressed Committee and advised that he visits Clarkson on a regular basis. He indicated his position as an advocate and citizen of the area. Mr. Giannone stated the developer has failed to create a proper amenity space on a significant property within the community. He noted that the development of the subject property will have an impact on remaining properties in the area. As a participant in creating spaces in Port Credit and other locations, Mr. Giannone indicated the significance of tenant mix and zoning. He did not feel that the rendering shown, with respect to space design, clearly indicated what areas were public versus private. He continued by discussing the need for the developer to set the tone for the remainder of the community and to develop a transit oriented city. In Mr. Giannone's opinion, the developer has not done an acceptable job of creating an environment for youth and older adults to thrive. He felt opportunities exist for increased business and suggested adding a second storey to accommodate commercial uses, and that buildings should wrap around public space. The amount of parking proposed was noted as an issue, but with the addition of a second storey and increased office space, he thought it could serve a dual purpose. In conclusion, Mr. Giannone stated that with some changes, he would advocate for the additional residential being proposed.

Sarah Peake, resident, inquired about prospective tenants and businesses planned for the area. She noted her concern about existing vacancies in the current plaza which lends itself to a sense of depression in the community.

Glen Broll indicated that RioCan has not solicited tenants as the existing building will be demolished. He noted that the anchor tenant will remain, but vacancies will exist until the proposed development moves forward.

Councillor Pat Mullin thanked the residents, Focus Group and Frank Giannone for participating at the meeting. She stated the subject property is the most important block of land in Clarkson Village and felt the outcome of this application will create a domino effect. She referred to the inclusion of community comments in the Corporate Report. Councillor Mullin noted the development proposal requires improved open space and stated her concerns about the overwhelming amount of parking. At the Focus Group, Councillor Mullin advised, discussions took place with respect to underground parking for the retirement residence and a reduction of building height. She noted the need for a more compatible site design and indicated the importance of a concept plan that would incorporate the entire site, inclusive of McDonald's. Councillor Mullin mentioned the upcoming Ontario Municipal Board hearing and noted the Corporate Report was being received for information only at this time. She urged the applicant to consider the comments provided.

Mayor Hazel McCallion stated the outcome of this proposal will determine the future of the area. She noted her opposition to the height of the retirement residence and its impact on the landscape of Lakeshore Road. She commented on the involvement of the Ward Councillor with respect to the development of the subject property. Mayor McCallion stressed that an opportunity exists for the developer to be a catalyst and play a major role in the revitalization of Clarkson Village with the development of this key location within the community.

Councillor Pat Mullin moved a verbal motion to approve the recommendation as outlined in the Corporate Report dated August 26, 2008 from the Commissioner of Planning and Building with respect to the Official Plan Amendment and Rezoning Applications for 1829 and 1865 Lakeshore Road West, and to receive letters dated August 23 and 26, 2008 from Walter Watt of Trans-Northern Pipelines Inc. and two letters dated September 12, 2008 from Mark Veneziano of Lenczner Slaght Royce Smith Griffin LLP, which was voted on and carried.

The public meeting closed at approximately 8:50 p.m.

RECEIVED

Recommendation PDC-0068-2008 (Councillor Pat Mullin)

OZ 07/013 W2

3. PUBLIC MEETING – 2365, 2379, 2385 Camilla Road, East side of Camilla Road at Paisley Boulevard East, Owner: C. Vitali, A. DiBlasio and L. XhatERRI, Applicant: Glen Schnarr and Associates Inc., Bill 51, OZ 07/015 W7.

Report dated August 26, 2008 from the Commissioner of Planning and Building with respect to the application to change the Zoning from "R3" (Detached Dwellings) to "R16" (Detached Dwellings on a CEC - Private Road) in By-law 0225-2007, to permit ten (10) detached dwellings under file OZ 07/015 W7, C. Vitali, A. DiBlasio and L. XhatERRI, 2365, 2379 and 2385 Camilla Road.

RECOMMENDATION:

That the Report dated August 26, 2008, from the Commissioner of Planning and Building regarding the application to change the Zoning from "R3" (Detached Dwellings) to "R16" (Detached Dwellings on a CEC - Private Road) in By-law 0225-2007, to permit ten (10) detached dwellings under file OZ 07/015 W7, C. Vitali, A. DiBlasio and L. XhatERRI, 2365, 2379 and 2385 Camilla Road, be received for information.

Councillor Pait Saito called this public meeting to order at approximately 8:50 p.m. and read the recommendation from the Corporate Report.

There were persons in the audience who expressed an interest in the subject matter.

Glen Broll of Glen Schnarr and Associates Inc. addressed Committee representing the owners of the subject property. He described the site consisting of 0.8 hectares (2 acres) of land with three existing detached dwellings and surrounded by detached dwellings. Mr. Broll explained the current property designation as "Residential Low Density 1" and "R3" requiring minimum lot frontages of 50 feet and minimum lot areas of 6,000 sq. ft. The proposed development conforms with the minimum lot frontages and lot areas required and all "R3" zoning provisions. However, Mr. Broll advised, the request for a condominium road resulted in the proposed zoning by-law amendment to "R16" (Detached Dwellings on a CEC – Private Road).

Mr. Broll advised of the community meeting held with Ward Councillor Iannicca last

week and the concern raised by residents with respect to tree removal. As noted by Mr. Broll, an arborist's report has been prepared identifying and categorizing trees for preservation and removal with approximately 60% of the trees to be preserved and 40% slotted for removal due to their condition and construction requirements. According to Mr. Broll, building elevations were not available as the concept of the development is to build custom homes to be designed by the individual purchasers. He noted that site plan approval will be required on building design prior to the issuing of a building permit. Site plan layout was discussed and Mr. Broll noted that some lots proposed are 20% larger than the minimum requirement. He discussed the reduction of one unit as a result of concerns raised by residents. In concluding his presentation, Mr. Broll stated the intent to integrate the proposed development by applying some of the same standards as the existing neighbourhood and allowing for subsequent redevelopment to the north with the capability of extending the road.

Councillor Nando Iannicca advised of two Focus Group meetings and a community meeting previously held. He noted the application conforms to the Official Plan, zoning and secondary plan and the request for a condominium road is the only reason the application is before the Committee. The original proposal was for an 11 unit configuration, Councillor Iannicca explained, and the applicant voluntarily deleted a unit reducing it to 10. Ward Councillor Iannicca felt the concerns of the residents resulted from a community that has not been subjected to a rezoning situation in several years.

Paul Blythe, resident, addressed Committee and advised that he currently resides in the home of his parents who moved into the neighbourhood 49 years ago. He expressed his views that the proposal would fundamentally change the character of the neighbourhood. Mr. Blythe noted concerns about the house sizes, setbacks and lots proposed which represent a fraction of the existing property sizes. He referenced the Mississauga Plan with regard to conformity of proposed redevelopment to character and scale of existing neighbourhoods, and stated there is no existing development or condominium road of this nature currently in the area. Existing residents, as noted by Mr. Blythe, purchased in the community because of the lot sizes and the fundamental change to backyards as a result of the proposal is unacceptable. He expressed concern about the height differences between the proposed development and the existing community and impact on the enjoyment of their backyards. A rendering of the potential impact on existing residential with respect to height differences was displayed. Mr. Blythe noted his support for luxury homes, but stated his objection to the distance being proposed to the property line of the existing residential. His concern did not lie with the front yard or side yards, but with the backyard setbacks. Mr. Blythe suggested the development of 9 homes versus 10 to accommodate increased backyard setbacks. Tree preservation was noted as an issue and he questioned the 60% preservation indicated in Mr. Broll's presentation. In conclusion, Mr. Blythe noted his opposition to the proposed application and indicated his willingness to work with the developer towards a resolution.

Mr. Gradasevic, resident of 20 years, addressed Committee and felt a development not in keeping with the existing neighbourhood should not be permitted.

Surjit Hans, resident for over 35 years addressed Committee and stated his objection to the proposed application for townhouses on the subject property. He noted concern for increased traffic, pollution and the removal of trees that are over 100 years old.

Councillor Pat Saito clarified that the proposed application is for 50 foot detached dwellings, not townhouses as indicted by Mr. Hans.

A resident of Camilla Road addressed Committee and advised he was a new resident to the area and stated his objection to the proposed application, in particular to the height of the houses which will impact his backyard and privacy.

Robert Sznitko, resident, addressed Committee and advised of his concerns with respect to the proposal. In particular, he mentioned the density, increased noise pollution, setbacks and the length of time required for construction. He noted his opposition to the condominium road and the possibility of extending this road in future. Mr. Sznitko mentioned a petition signed by residents in opposition to the proposal. He recommended less units be developed which would result in less property tax dollars for the City, but would satisfy the existing residents. Mr. Sznitko asked Committee to assist residents and tax payers in maintaining the character of their neighbourhood.

Steve Barrett, Manager, Transportation & Asset Management clarified the difference in width between a condominium road at 7.0 m versus a municipal road at 8.0 metres with a 4 m boulevard on either side of the road. Mr. Barrett stated that in the case of a municipal road the setback is calculated from the property line, and noted that tax payers do not pay for condo roads.

Rima Beba, resident, addressed Committee and advised that her property is directly affected by Lot 10 of the proposal. She noted concerns about property values, increased traffic flow and accessibility for emergency vehicles on a condo road. Ms. Beba, as an environmentalist, stated her concerns with respect to tree removal and the elimination of forest which is now her back drop. She was not disputing the development but was opposed to the density being proposed and would like to see nature preserved in the neighbourhood.

Mayor Hazel McCallion suggested that a reconfiguration of the plan could potentially deal with concerns raised with respect to proximity to existing residential. She reiterated that the proposed application is requesting a lower density than what is permitted.

Glen Broll advised that several configurations have been produced and a concern was noted with respect to running a condo road along fences and property lines. Mr. Broll explained that a decision was made to match rear yard condition to rear yard condition. He advised that tree preservation requirements have been noted. Consideration could be given to moving the units closer to the condo road, Mr. Broll advised, to allow for additional rear yard setbacks.

Councillor Pat Saito inquired if wide lot bungalows had been considered for the lots abutting the existing residential properties. She commented on previous successes with wide lot bungalows backing onto older existing residential and felt the house design is popular and very much in demand.

Glen Broll advised that a potential purchaser, as well as the property owner who plans on living in the development, have shown interest towards bungalow designs. Mr. Broll indicated that consideration could be given to imposing restrictions on house design to address community concerns about height and setback.

Anna Subucco, resident, stated her main objection was the dwelling heights being proposed and that she will directly be affected by Lot # 10. Ms. Subucco advised that her home has been up for sale for six months with no bids, potentially due to the proposed development which is a major deterrent.

Paul Faulfino, 30 year resident of the area, felt he was the most affected by the proposal. He stated that his father gathered over 100 names on a petition in opposition to the development and attended three community meetings held with Councillor Iannicca. He advised that the realization for the type of development that might have been proposed resulted in appreciation for this project. He felt that custom homes were a good option and mentioned a similar project planned for the area. Mr. Faulfino stated that he has no objections to the proposed application.

Councillor Eve Adams thanked Mr. Faulfino for sharing what she felt were very reasonable comments. Councillor Adams clarified that the developer is proposing custom homes at a density under what is currently permitted. She commented that trees are always a concern but the developer does have the right to develop. Councillor Adams emphasized that she sits on the Conservation Authority Board with both Councillors Iannicca and Mullin who work towards many environmental initiatives which support their communities.

Imilia Fedele, resident, expressed concern with respect to the maintenance of the condo road, in particular garbage pick up and snow removal, and mentioned the issue of emergency vehicle access.

Councillor Pat Saito advised that the Fire Department participates in commenting on applications and roads are required to be designed for safe access by emergency vehicles. She clarified that the condo road will be maintained by the condominium corporation and that certain conditions must be met prior to the application being approved.

Councillor Pat Mullin shared the fact that she lives on a condominium road and advised she has not experienced issues regarding emergency services or garbage pick-up. She felt issues surrounding speeding vehicles were reduced as a result of the condo road.

Michael Mackiw, resident, indicated his concern about increased traffic flow on Camilla Road as a result of the proposed development. He stated that Camilla has become a thoroughfare between Dundas Street and The Queensway.

Steve Barrett, Manager, Transportation and Asset Management advised that a traffic impact study submitted by the applicant is currently under review, but he did not feel the amount of homes being proposed would generate a lot of additional traffic. He indicated that current traffic issues as described by the resident will be referred to staff for review.

Lonny Clarke, resident, advised of his desire to live in the area as a result of the mature trees and noted concerns with respect to tree preservation which is integral to the character of the neighbourhood. The existing character of the neighbourhood does not support condo roads, small lots and monster homes in the opinion of Mr. Clarke. He noted concern for the length and volume of construction which will be highly disruptive especially to the elderly residents of the neighbourhood. Mr. Clarke did not agree with the comments of Councillor Adams and felt development should be kept within reasonable limits. He indicated that restricting home design to bungalows would be a significant improvement and felt an approval of the current proposal would be pro-developer.

Councillor Nando Iannicca thanked everyone for their comments. He stated his commitment not to move the Corporate Report with a notwithstanding clause and noted the matter would be brought back to the community. He stressed the Corporate Report was for receipt only and that no decision would be made today. Councillor Iannicca advised that the developer changed their original proposal for townhomes to lots that conform. He pointed out to the residents that during the development of their homes many of the same issues existed, i.e. tree preservation etc. He clarified that the width of Edenhurst Drive is less than the proposed road width for the subject property. Councillor Iannicca felt that finding a configuration for the development that will work with the existing residential was the best resolution and commended the community on their civility and professionalism displayed with respect to this matter.

Councillor Frank Dale, as a resident of the neighbourhood for 16 years, agreed with the community that the proposal would indicate a dramatic change to the existing neighbourhood. He reiterated the fact that the request for a condo road is the reason the application is in front of the Committee. Councillor Dale suggested that a configuration comprising of a municipal road may result in less lots being proposed. He also supported the idea of a covenant for bungalows potentially for lots 5-10, with lots 1-4 being two storey dwellings.

Councillor George Carlson commented on his experience in dealing with established residential areas. He felt the residents had a sentimental argument but not a legal one and the odds of winning an Ontario Municipal Board hearing were slim. He stated that development was driven by the market but indicated the need for the developer to produce an appropriate proposal.

Councillor Pat Mullin confirmed the challenge when dealing with redevelopment. She agreed with the issue about height and concurred with Councillor Dale's view with respect to a covenant for bungalows. Councillor Mullin felt the developer has a responsibility to reduce the impact on trees and hoped they would work with the community towards a resolution.

Councillor Carmen Corbasson commented on her experiences of a similar nature and compared the similarity of the recent Queenscorp application in her Ward to the proposal being presented today, which was an application for an 18 storey building consisting of 266 units, versus 10 custom built detached dwellings. She indicated that with the change in provincial policies, applications such as this one would probably be looked at favourably.

Mayor Hazel McCallion concurred that change is hard to accept with respect to infill development and noted that greenfield development in Mississauga is over. She pointed out that Mississauga has a significant amount of trees more than ever existed when it was farm land. Mayor McCallion advised that the City is mandated to adhere to the strategic plan of the Province which is driving increased density. She appreciated residents' concerns about the height of the proposed development and concurred with the idea of bungalows. Mayor McCallion commended Councillor Iannicca on a job well done with respect to this matter and hoped that a resolution could be found between the community and developer. The objective of the Planning and Development Committee, as stated by Mayor McCallion, is to satisfy the residents while considering the right plan for the area.

Councillor Nando Iannicca moved a motion to approve the recommendation as outlined in the Corporate Report dated August 26, 2008 from the Commissioner of Planning and Building with respect to the Rezoning Application for 2365, 2379, 2385 Camilla Road, which was voted on and carried.

Councillor Iannicca also moved a motion to receive the e-mail dated September 14, 2008 from Paul and Francina Barrow and the e-mail from Marilyn Benson dated September 14, 2008 outlining their concerns with respect to the proposed development, which was voted on and carried.

The public meeting closed at approximately 10:30 p.m.

RECEIVED

Recommendation PDC-0069-2008 (Councillor Nando Iannicca)

OZ 07/015 W7

ADJOURNMENT @ 10:30 P.M.

REPORT 13 - 2008

TO: THE MAYOR & MEMBERS OF COUNCIL

The Planning and Development Committee presents its thirteenth report of 2008 and recommends:

PDC-0067-2008

That the Report dated August 26, 2008, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Convenience Commercial" to "Convenience Commercial - Special Site" and to change the Zoning from "C1-18" (Convenience Commercial) to "C1 - Exception" (Convenience Commercial) and "B - Exception" (Buffer) in By-law 0225-2007, to permit convenience commercial uses and commercial school with a maximum gross floor area of 2 770 m² (29,817 sq. ft.) and an entryway feature, respectively, under file OZ 07/014 W4, Joseph Madill, 500 and 520 Eglinton Avenue West, be received for information, and notwithstanding planning protocol, that the supplementary report be brought directly to a future Council meeting.

OZ 07/014 W4

PDC-0068-2008

That the Report dated August 26, 2008, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Mainstreet Commercial" to "Mainstreet Commercial - Special Site" and to change the Zoning from "C4" (Mainstreet Commercial) to "C4 - Exception" (Mainstreet Commercial), of By-law 0225-2007 to permit a 7 storey, 156 unit retirement dwelling and a convenience restaurant under file OZ 07/013 W2, RioCan (Clarkson) Inc. and McDonald's Restaurants of Canada Inc., 1829 and 1865 Lakeshore Road West, be received for information.

OZ 07/013 W2

PDC-0069-2008

That the Report dated August 26, 2008, from the Commissioner of Planning and Building regarding the application to change the Zoning from "R3" (Detached Dwellings) to "R16" (Detached Dwellings on a CEC - Private Road) in By-law 0225-2007, to permit ten (10) detached dwellings under file OZ 07/015 W7, C. Vitali, A. DiBlasio and L. Xhaterra, 2365, 2379 and 2385 Camilla Road, be received for information.

OZ 07/015 W7